

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

15-97B-Q

Orleans

W

EAS.690-705

Photograph



View from east of #2195 State Highway, Units 17, 18 & 19.

Town/City: Town of Eastham

Place: Eastham Center

Name of Area: Whispering Pines Condominiums

Present Use: residential condominiums

Construction Dates or Period: 1946-70

Overall Condition: good

Major Intrusions and Alterations: none

Acreage: 6-7/8 acres

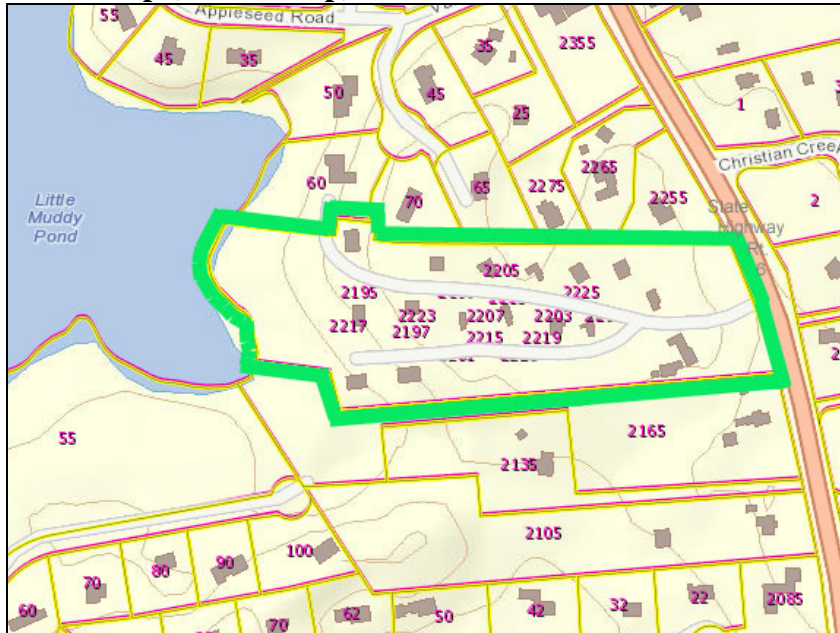
Recorded by: Larson Fisher Assoc., Inc./Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

Locus Map (north at top)



☒ see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

EASTHAM 2195-2225 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

W	EAS.690-705
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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The subject property is located on the west side of State Highway/Rt. 6. The terrain is relatively flat on the east, adjacent to the highway, but becomes hilly in the western section as it slopes down to frontage on Muddy Pond. A single curb cut on the highway provides access to a paved loop road (Simon's Road) serving all the cottages. A rustic wood fence runs along the loop road between it and the cottages. There are sixteen habitable buildings that comprise Whispering Pines Condominiums plus a couple sheds, a tennis court, swimming pool, and play equipment. Benches and picnic tables are provided in the common area near the water's edge. A cluster of mature pine trees is located between the cottages and the highway. Other mature vegetation—mostly deciduous trees and shrubs, but some pines—grows throughout the property.

The architectural expression of the buildings is unified through consistent use of wood shingle siding and white or gray trim. All of the units are one story except for the multi-unit building at 2195 State Highway and all have either gable or cross-gable roofs. A number of cottages, particularly the oldest ones have lean-to additions and enclosed/screened porches. Windows in the cottages vary, with some having been replaced. Those with shutters (generally the older cottages) have cut-out stylized pine trees—appropriate to the original name for the cottage colony, "Whispering Pines." Foundations throughout are concrete block.

The two-story house at 2195 State Highway contains condo units 17, 18 and 19. It is the only building with frontage on the highway. Although it has the appearance of having been added onto over time, the 1954 plan depicts its footprint as nearly identical to that shown on the 1982 plan and what is on file with the Town of Eastham (see plans below). The large gable-roofed building has a large brick endwall chimney (north side) and a one-story front gabled pavilion at the left (south) edge of the front facade. Connecting to it is a narrow 1-story extension with pent running north along the remaining front of the building. This section has an oriel/bay window which may be a later addition.¹ The north side ells are articulated. The section immediately north and attached to the two-story house is a story-and-a-half with gable roof, extending from it is a lower, one-story, gabled section with a cross-gabled pavilion on its front and an entrance and oriel/bay window on its north side. This latter section appears to have been enlarged by seven feet to the north. It houses an office and laundry. The rear ell is also articulated one-story sections with gable roofs at 90 degrees to the main house. The two-car garage section has a dormer roof that provides for living space above the garage (Unit 19). The one addition that appears to have been made after 1982 is a low rear extension off the west side of the garage; a wood privacy fence blocks it from general view. Only one building permit issued in 1996 is on file for this dwelling, but it does not offer any specifics.²

The cottage at 2197 State Highway (Unit 6) is one of nine units constructed in 1953.³ It is a five-room cottage with a three-bay center entrance front facade and a gable roof. A recessed (room-sized) ell is off its left (south) side and a cross-gabled ell off its rear. Extending along the remainder of the rear facade of the main house and left side ell is a large sunporch. A much smaller recessed ell is on its right (north) side. The front door is paneled with a four-light window at the top. The windows have been replaced and two skylights installed on the front of the gable roof; there are the decorative shutters described above on most of the windows. A wood framed shed located northwest of the cottage was erected in 2005.⁴

Unit 10 at 2199 State Highway is one of the six later cottages, built c. 1970. It has the typical gable roof, but with a five-bay front facade with center entrance. The sides are three bays deep. It is oriented to the west, with its back to the rear of #2197. A 36-square-foot cross-gabled rear addition was constructed to expand the bathroom in 2007.⁵ A small recessed bump out on its left (north) side houses water heater/utilities. The front door has a nine-light window over two vertical panels (the door on the secondary entrance into the small utility ell matches the front door). Its decorative shutters match that of Unit 6; its windows also look to have been replaced.

The cottage at 2201 State Highway (Unit 7) is one of nine built by 1954. It has a gable roof and a three-bay front facade, with the front door flanked by a large multi-paned "picture" window on the left and a six-over-six double hung window on the right. There is a brick interior chimney. A rear ell has a cross-gabled roof and a small lean-to for utilities off its right (north) side. There is also a recessed left side ell, one bay wide. The front door is paneled with a two small windows at

¹ No building permits were found for this work.

² Town of Eastham records, general notation dates "alt./add." as April 9, 1996.

³ Eastham Assessor's records provide this date; the 1954 site plan depicts the building. See image of basic floor plan for this unit and units 2, 3, 4, 5, 7 and 8, below.

⁴ Town of Eastham records, building permit dated Sept. 8, 2005.

⁵ Ibid., building permit dated Jan. 15, 2007.

INVENTORY FORM A CONTINUATION SHEET

EASTHAM 2195-2225 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

W	EAS.690-705
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the top. Unit 8, 2203 State Highway, is another of the nine cottages built by 1954 and it basically matches Unit 7 except for the lack of a utility lean-to on its right (north) side and has an outdoor shower stall on its left side. Both of these cottages have retained their original windows.

Unit 9, 2205 State Highway, is one of the cottages constructed after 1954, probably shortly thereafter however, c. 1955. The gable roof and three-bay front facade is similar but not identical to units 7 and 8. Here there is a three-part picture window (large fixed pane flanked by four-over-four sash) to the right of the front door (the sash have been replaced as have other windows). An oriel/bay window has been added to the right (west) facade. The front door, however, matches those on units 7 and 8. It has a secondary entrance on the left (east) facade and a large wooden deck off its west side.

The cottage at 2207 State Highway (Unit 11) is one of the larger and later cottages, built c. 1965 per the Assessor's records, which seems appropriate for this 3-bedroom Ranch-style dwelling. While it has a gable roof and a three-bay "front" facade (facing the access road), the entrance is on the right (west) gable end side and it accesses a corner porch, which is now glazed. A three-part multi-paned picture window is at the center of the north facade, with porch windows to the right and a single double hung sash to the left. The windows are generally six-over-six sash and intact. It has a large brick interior chimney. Sited on a slope, it has a slightly raised basement. A wood deck that was rebuilt in 1993 extends out from the west side even as the terrain slopes away under it.⁶ Only the wood shingle cladding and windows visually relate it to other cottages in the complex (it does not have any window shutters). There is a shed-roofed shed in the rear yard, located southeast of the house; it is clad with T1-11 plywood siding.

Unit 12, 2209 State Highway, was built c. 1961 per the Town Assessor. Its form and plan match that of #2207 even to having a large wood deck off its west side. The main difference between the two dwellings is this one has no large brick chimney, but instead has a Colonial-style cupola atop its gable roof. Also, it has the decorative shutters in the same design as the earlier cottages.

The cottage labeled "Office" (Unit 13) at 2211 State Highway is essentially a mirror image of units 11 and 12, including having a corner porch at the entrance and a large wood deck off that facade (in this case facing north). The other difference between this dwelling and those is that its siting on a slope allows for a one-car tuck-under garage, which faces east. The windows appear to be intact and they feature the common decorative shutters. The Assessor assigns this a 1961 construction date which comports with the building's design.

Another of the Ranch-style dwellings built in 1961 is Unit 14, 2213 State Highway. Like units 11, 12 and 13, it has a gable end entrance into a corner porch and similar fenestration. However, it is sited on relatively level ground and does not have the large wooden decks of the other.

The cottage at 2215 State Highway is Unit 15. It is somewhat similar to units 7, 8 and 9, having a matching front door and decorative window shutters. But its front facade has four bays, with two smaller and one larger double hung windows, rather than a picture window. These windows have been replaced. Nor does this unit have any ells. Also it has a secondary entrance on its right (east) facade, unlike those units. Although the Assessor dates it as 1953, it is probably a few years newer than that since it is not depicted on the 1954 plan of Whispering Pines.

Units 5, 4, 3, 2 and 1, 2217, 2219, 2221, 2223 and 2225 State Highway, respectively, were originally of identical design; being constructed by 1954 (as depicted on the site plan of that date). All have three-bay front facades, small left side ells, cross-gabled rear wings and rear porches that fill out a rectangular footprint. (See floor plan below.) Most have a small brick interior chimney (#2221 has had its removed). Each has been somewhat modified, mostly with their treatment of the screened porches—#2221 for example has been fully enclosed. The earliest of these original Whispering Pines cottages is Unit 1 at 2225 State Highway, built c. 1946. It has retained its original front door and nearly all of its six-over-six windows, save for one that was replaced on the front facade. Its rear porch has been only partially enclosed (it appears the windows on the repositioned rear wall were reused.) A wood privacy fence off the right side appears to be for an outdoor shower. In 2002 a shed was erected at 2217 State Highway and a building permit for a shed for 2223 State Highway was issued in 2004.⁷ The cottage at 2219 had its rear porch enclosed and a third bedroom and dining area with a new rear entry created in that space.⁸

HISTORICAL NARRATIVE

The complex occupies land owned in the 1920s by the heirs of Eastham mariner and farmer Freeman Dill. Born in Wellfleet in 1813, Dill was living in Eastham by 1850, though he was at sea when the census was taken; his household

⁶ Ibid., building permit dated Jan. 7, 1993.

⁷ Ibid., buildings permit dated July 1, 2002; May 5, 2004.

⁸ Ibid., general note for alteration in 1991, along with an undated plan detailing these changes.

INVENTORY FORM A CONTINUATION SHEET

EASTHAM 2195-2225 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

W	EAS.690-705
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was clearly in this neighborhood and included his wife Elizabeth Collins Dills, then thirty-two, and their children Albert F. and Lauraetta P. Dill is shown as a master mariner in the 1860 census with \$1200 in real property, and the couple had had two more children, Pauline and Emma. In 1863 Dill bought a tract of 6-7/8 acres on the west side of State Highway from the estate of Phebe Snow, widow of Samuel Snow. The 1870 census shows Dill as a fisherman with \$1065 in real property. He is believed to have lived at 2170 State Highway. After his death in 1882, his widow occupied the property in the summer and lived winters in Boston; she died in 1905.

In 1921 Dill's heirs sold the tract on the west side of State Highway to Charles F. Wilcox of Westport, whose family owned it until 1924 (but apparently did not develop it), when they sold it to Christine D. Smith of Wollaston (Quincy). Smith apparently built the cottage now numbered 2225 State Highway, which the town dates to 1946. Smith was the wife of Chester H. Smith, a Boston-area publisher, whom she married in 1909; she was a native of New York State. The couple lived in Bourne in 1910 but afterward lived for decades in Quincy.

In September 1952, Christine D. Smith conveyed the 6-7/8-acre tract to Richard J. VanderMay of West Caldwell, New Jersey.⁹ By March 1954 VanderMay was taxed on a house valued at \$4000, a garage valued at \$600, and nine "cottages" valued at \$2000 each. A March 1954 plan shows a dwelling, eight cottages, and a "game room" (possibly classed as a cottage in tax records).¹⁰ Town records date nine cottages to 1953—those numbered 2197, 2201, 2203, 2205, 2215, 2217, 2219, 2221, and 2223 State Highway (in the deeds cited also as Units 2-8)—and one cottage, 2225 State Highway (Unit 1), to 1946. The cottage numbered 2205 State Highway however, was not built until at least 1955 since it is not depicted on the 1954 site plan. The house, which contains Units 17, 18 and 19 plus an office and laundry, is 2195 State Highway. The 1982 plan of the cottage complex shows the other six cottages (#s 2199, 2205, 2207, 2209, 2211, 2213), which were built between 1954 and 1982. The Town Assessor dates 2213 State Highway (Unit 14) to 1958, 2209 and 2211 State Highway (Units 12 and 13) to 1961, #2207 (Unit 11) to 1965 (2207). Finally, the town dates the house at 2195 State Highway to 1970, though it had clearly been built by 1954.

Born in 1915 in Passaic, New Jersey, Richard John VanderMay was the son of Dutch immigrants George and Julia VanderMay. His father emigrated in 1881, and by 1920 he was operating a "wet wash," or commercial laundry, in Passaic. Between 1935 and 1939 Richard VanderMay married and in 1940 he and his wife Antoinette were living in West Caldwell, New Jersey. He was a laundry supervisor, probably for his father. His Eastham address is shown in public records as 2080 State Highway, which may not have survived and is not today an active address.

In 1958 the Charles S. Wilcox deed to the VanderMays a 5.6-acre tract just north of the site of the cottages that had long been occupied by a gas station and general store run in the 1920s and 1930s by William Hopkins Forrest and from 1935 to 1951 by Alfred O. Stowell.¹¹ By 1951 Stowell had moved to Orleans, and he sold this tract to the Wilcoxes, who in turn sold it to the VanderMays.¹²

In 1976 the VanderMays created a company, VanderMay Land Associates, and transferred the Whispering Pines cottages and land to that company. Three years later the associates transferred title to the Whispering Pines Cooperative Club, Inc., and when the Cooperative Club was reconstituted as the Whispering Pines Cottages, Inc., the VanderMays transferred title to the property again.¹³ In 1989 the complex was converted to condominium ownership.¹⁴

2195 State Highway. Units 17, 18, and 19 and office are contained in the large house in the southeast corner of the Whispering Pines complex. These are three of the seven units in the complex that may be occupied year-round.¹⁵ Its current owner of Bruce C. Willard of Orleans.¹⁶

2197 State Highway. This cottage is Unit 6 on the master site plan and is one of nine units that the town has dated to 1953. It is depicted on the 1954 plan. Whispering Pines Cottages sold the unit to Terry Lynn Rimer in July 1989. After a mortgage default, the property was acquired at auction by mortgage holder Resolution Trust Company, which sold it to

⁹ Emma L. Sherman et al. to Charles F. Wilcox, 14 November 1921, Barnstable County Registry of Deeds (BCD) 382:354; Charles F. Wilcox to Christopher S. Wilcox, 13 December 1922, BCD 393:227; Christopher S. Wilcox, Orleans, to Christine D. Smith, BCD 392:381; Christine D. Smith to Richard J. VanderMay, 24 September 1952, BCD 822:516.

¹⁰ "Plan of Land in Eastham Mass. As Surveyed for Richard J. and Antoinette VanderMay," March 1954, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 128:73.

¹¹ Charles S. and Florence I. Wilcox to Richard J. and Antoinette VanderMay, 7 May 1958, BCD 1003:426; William H. Forrest to Alfred O. Stowell, 6 June 1935, BCD 511:377.

¹² Alfred O. Stowell to Charles S. and Florence I. Wilcox, 3 August 1951, BCD 789:563.

¹³ Richard J. VanderMay and Antoinette VanderMay to VanderMay Land Associates, 2 December 1976, BCD 2573:136; VanderMay Land Association to Whispering Pines Cooperative Club, Inc., 20 November 1979, BCD 3017:263; Richard J. and Antoinette VanderMay to Whispering Pines Cottages Inc., formerly known as Whispering Pines Cooperative Club Inc., 14 January 1987, BCD 5520:215.

¹⁴ Richard J. and Antoinette VanderMay to Whispering Pines Cottages Inc., 14 January 1987, BCD 5520:215.

¹⁵ Amendment to Master Deed, October 1989, BCD 6923:266.

¹⁶ Resolution Trust Corporation to Bruce C. Willard, Orleans, 27 March 1995, BCD 9867:16.

INVENTORY FORM A CONTINUATION SHEET

EASTHAM 2195-2225 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

W	EAS.690-705
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Mary Boyle of New York City in 1995. Her estate sold the unit to Raelene LaPlante of Chelsea, who sold it in November 2012 to current owners Suzanne and James Jamele of Plainfield, Vermont.¹⁷

2199 State Highway: This cottage is Unit 10 on the master site plan and it was one of six cottages built between 1954 and 1982. Whispering Pines Cottages sold it to Tyron and Sharman Reed of Dorchester in 1990, and by 2000 the unit had been acquired by Margaret A. Sherwood of Simsbury, Connecticut. Sherwood's executors transferred title to Margaret M. Sherwood of Lakeville, Connecticut, in 2006, who sold it two days later to current owners Ernest and Ann Marie Robery of Plainville.¹⁸

2201 State Highway: Unit 7 on the master site plan, 2201 State Highway is one of nine built by 1954. Jennifer L. and Kevin P. Cullen of Great Neck, New York, acquired Units 5 (2217 State Highway) and 7 from Fidelity Guarantee Mortgage Corporation in 1994. The Cullens sold Unit 7 to Nancy C. Farron, Gregory C. Burke, and Robert H. Russell of Kittery Point, Maine, in 2003.¹⁹

2203 State Highway: Is Unit 8. Its first owner of Albert N. Webb of Eastham, who acquired it in July 1989 and sold the unit with others in the complex to Richard L. Zisson and Edward E. Veara of Dennis in 1992. Two years later Federal Home Loan Mortgage Company sold Unit 8 to Jennifer L. and Kevin P. Cullen, who are the current owners.²⁰

2205 State Highway: This unit is one of the five-room cottages on site by 1954 and is shown as Unit 9 on the master site plan. Whispering Pines Cottages sold it to John R. and Lynn M. Brantley in October 1989, and in 1992 Fidelity Guaranty Mortgage Corporation, which had acquired the unit through foreclosure, sold it to Mary Rushton of Orleans.²¹ A decade later Rushton sold it to John R. Laferriere Jr. and Jane A. Koomar of Bedford, the current owners.

2207 State Highway: Unit 11 on the master site plan, 2207 State Highway was one of six cottages built between 1954 and 1982. Whispering Pines Cottages sold it 1989 to Siew-Er Kao of Eastham, its current owner.²²

2209 State Highway: Town records date 2209 State Highway, Unit 12 on the master plan, to 1961; it was one of six cottages built between 1954 and 1982. Sold to Diane Moss in October 1989, it became the property of current owners Charles L. and Wanda M. Danegy in 1993.²³

2211 State Highway: Unit 13 on the master site plan is dated to 1961 by the Town. The original owner of this condominium unit was James Moss of New Haven, Connecticut, and current owners Richard and Mary Lea Sullivan of Northborough have owned it since 1994.²⁴

2213 State Highway: Unit 14 on the master site plan, Whispering Pines Cottages sold it to Mark J. Deming of Chester, Connecticut, in 1990. The current owners Adam R. and Margaret Wesolowski of South Hadley acquired it in 1994.²⁵

2215 State Highway: This cottage (Unit 15) was acquired by Brian W. Clark in December 1989. Current owner Grace Gavoni of Ludlow acquired it in 1995.²⁶ The town dates its construction to 1953, but it was not on site in 1954 according to the plan recorded in that year.

¹⁷ Whispering Pines Cottages, Inc., to Terry Lynn Rimer, 14 July 1989, BCD 7225:295; Resolution Trust Corporation to Mary Boyle, New York City, 31 March 1995, BCD 9613:127; Michael Boyle, administrator estate Mary Boyle, to Raelene S. LaPlante, Chelsea, 29 March 2001, BCD 13678:269; LaPlante to Suzanne and James Jamele, Plainfield VT, 1 November 2012, BCD 26816:2.

¹⁸ Whispering Pines Cottages to Tyrone J. and Sharman Brown Reed, 30 January 1990, BCD 7040:332; Dirck Westervelt and Mildred Dandridge to Margaret A. Sherwood, Simsbury CT, 8 August 2000, BCD 13172:147; Susan S. Pate and Timothy Sherwood, coexecutors will Margaret Anne Sherwood, to Margaret M. Sherwood, 20 September 2006, BCD 21365:42; Margaret M. Sherwood, Lakeville CT, to Ernest and Ann Marie Robery, Plainville MA, 22 September 2006, BCD 21386:239.

¹⁹ Stephen S. Gray, trustee in bankruptcy for estate Fidelity Guarantee Mortgage Corp, to Jennifer L. and Kevin P. Cullen, Great Neck NY, 9 September 1994, BCD 9364:71; Jennifer L. and Kevin P. Cullen, Port Washington NY, to Nancy C. Farron, Gregory C. Burke, and Robert H. Russell, Kittery Point ME, 22 April 2003, BCD 16891:195.

²⁰ Whispering Pine Cottages to Albert N. Webb, 14 July 1989, BCD 7225:309; Federal Home Loan Mortgage Corporation to Jennifer L. and Kevin P. Cullen, 30 August 1994, BCD 9344:303.

²¹ Whispering Pines Cottages to John R. and Lynn M. Brantley, 1 October 1989, BCD 7199:37; Fidelity Guarantee Mortgage Corporation to Mary Rushton, 24 June 1992, BCD 8107:218; Rushton to John R. Laferriere Jr. and Jane A. Koomar, 29 March 2002, BCD 14995:45

²² Whispering Pines Cottages to Siew-Er Kao, 5 December 1989, BCD 6978:187.

²³ Whispering Pines Cottages to Diane L. Moss, 27 October 1989, BCD 6936:302; Federal Home Loan Mortgage Corporation to Charles L. and Wanda M. Denagy, 11 June 1993, BCD 8621:10.

²⁴ Whispering Pines Cottage to James Moss, 18 October 1989, BCD 6923:267; GE Capital Mortgage Services to Richard and Mary Lea M. Sullivan, 26 September 1994, BCD 9379:65

²⁵ Whispering Pine Cottages to Mark J. Deming, Cheshire CT, 5 February 1990, BCD 7048:3; Federal Home Loan Mortgage Corporation to Adam R. and Margaret Wesolowski, 11 July 1994, BCD 9275:337.

²⁶ Whispering Pine Cottages to Brian W. Clark, 1 December 1989, BCD 6978:202; Ronald P. Haugh to Grace Gavoni, 21 February 1995, BCD 9563:287.

INVENTORY FORM A CONTINUATION SHEET

EASTHAM 2195-2225 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

W	EAS.690-705
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2217 State Highway. No deed documenting Unit 5's transfer from Whispering Pines Cottages to an individual has been recorded. It is depicted on the 1954 master plan. In 1994 the unit was acquired by Jennifer and Kevin Cullen, who owned Unit 7 (2201 State Highway) and now own Unit 8 (2203 State Highway). They sold it to Robert M. and Jacqueline M. McQueeney of Bristol, Connecticut, the current owners, in 2005.²⁷

2219 State Highway. Unit 4 on the master site plan, 2219 State Highway was one of the cottages on site by 1954. In 1998 James S. and Patricia Stout of Newtown, Connecticut, sold the unit to current owner Kathleen D. Morse of Hollis, New Hampshire.²⁸

2221 State Highway. one of the cottages built by 1954. Whispering Pines Cottages sold it in April 1990 to John A. and Lynn L. Klokman of Southboro, who continue to own it.²⁹

2223 State Highway. Unit 2 on the master site plan, 2223 State Highway was built by 1954. The original owner of the five-room condominium unit was Christopher S. Kacourous of Marlborough, and it was one of the units acquired by Richard L. Zisson and Edward Veara. Current owners Walter J. and Susan R. Malec of Suffield, Connecticut, acquired the property in 1995.³⁰

2225 State Highway. Whispering Pines Cottages originally sold the unit to Carolyn N. Ambroult of Eastham, and it changed hands often between 1991 and 1999, when current owners John D. and Joanne M. Bishop of Easthampton acquired it.³¹

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MAPS

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²⁷ Federal Home Loan Mortgage Corporation to Jennifer T. and Kevin P. Cullen, 14 September 1994, BCD 9364:71; Cullens to Robert M. and Jacqueline M. McQueeney, 5 February 1998, BCD 11209:103

²⁸ James S. and Patricia M. Stout to Kathleen D. Morse, 6 November 1998, BCD 11823:163.

²⁹ Whispering Pines Cottages to John A. and Lynn L. Klokman, 13 April 1990, BCD 7128:229.

³⁰ Whispering Pines Cottages to Christopher A. Kacourous, 27 October 1989, BCD 6936:313; Orleans District Court in Richard L. Zisson and Edward E. Veara v. Whispering Pines Cottages, 26 November 1991, BCD 7823:260; Resolution Trust Corporation to Walter J. and Susan R. Malec, 2 March 1995, BCD 9575:173.

³¹ Whispering Pines Cottages to Carolyn N. Ambroult, 1 December 1989, BCD 6978:172; Stephen J. Grigas to John D. and Joanne M. Bishop, 31 August 1999, BCD 12512:22.

INVENTORY FORM A CONTINUATION SHEET

EASTHAM 2195-2225 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

W EAS.690-705

Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888. Boston: Commissioners of the Commonwealth, 1890.
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Property Data Sheet for Whispering Pines - Built 1946-1970

MHC #s	Map	Parcel	Ext	St #	Street Name	Year Built	Style/Form	LFA NOTES
EAS.69 0	15	97	Q	2195	STATE HWY	c. 1953	2-story apt. building (undetermined style)	contains units 17, 18 & 19
EAS.69 1	15	97	G	2197	STATE HWY	c. 1953	1-story cottage - Res. Condo	
EAS.69 2	15	97	K	2199	STATE HWY	c. 1970	1-story cottage - Res. Condo	
EAS.69 3	15	97	H	2201	STATE HWY	c. 1953	1-story cottage - Res. Condo	
EAS.69 4	15	97	I	2203	STATE HWY	c. 1953	1-story cottage - Res. Condo	
EAS.69 5	15	97	J	2205	STATE HWY	c. 1955	1-story cottage - Res. Condo	
EAS.69 6	15	97	L	2207	STATE HWY	c. 1965	1-story cottage - Res. Condo	
EAS.69 7	15	97	M	2209	STATE HWY	c. 1961	1-story cottage - Res. Condo	
EAS.69 8	15	97	N	2211	STATE HWY	c. 1961	1-story cottage - Res. Condo	
EAS.69 9	15	97	O	2213	STATE HWY	c. 1955	1-story cottage - Res. Condo	
EAS.70 0	15	97	P	2215	STATE HWY	c. 1953	1-story cottage - Res. Condo	
EAS.70 1	15	97	F	2217	STATE HWY	c. 1953	1-story cottage - Res. Condo	
EAS.70 2	15	97	E	2219	STATE HWY	c. 1953	1-story cottage - Res. Condo	
EAS.70 3	15	97	D	2221	STATE HWY	c. 1953	1-story cottage - Res. Condo	
EAS.70 4	15	97	C	2223	STATE HWY	c. 1953	1-story cottage - Res. Condo	
EAS.70 5	15	97	B	2225	STATE HWY	c. 1946	1-story cottage - Res. Condo	

INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

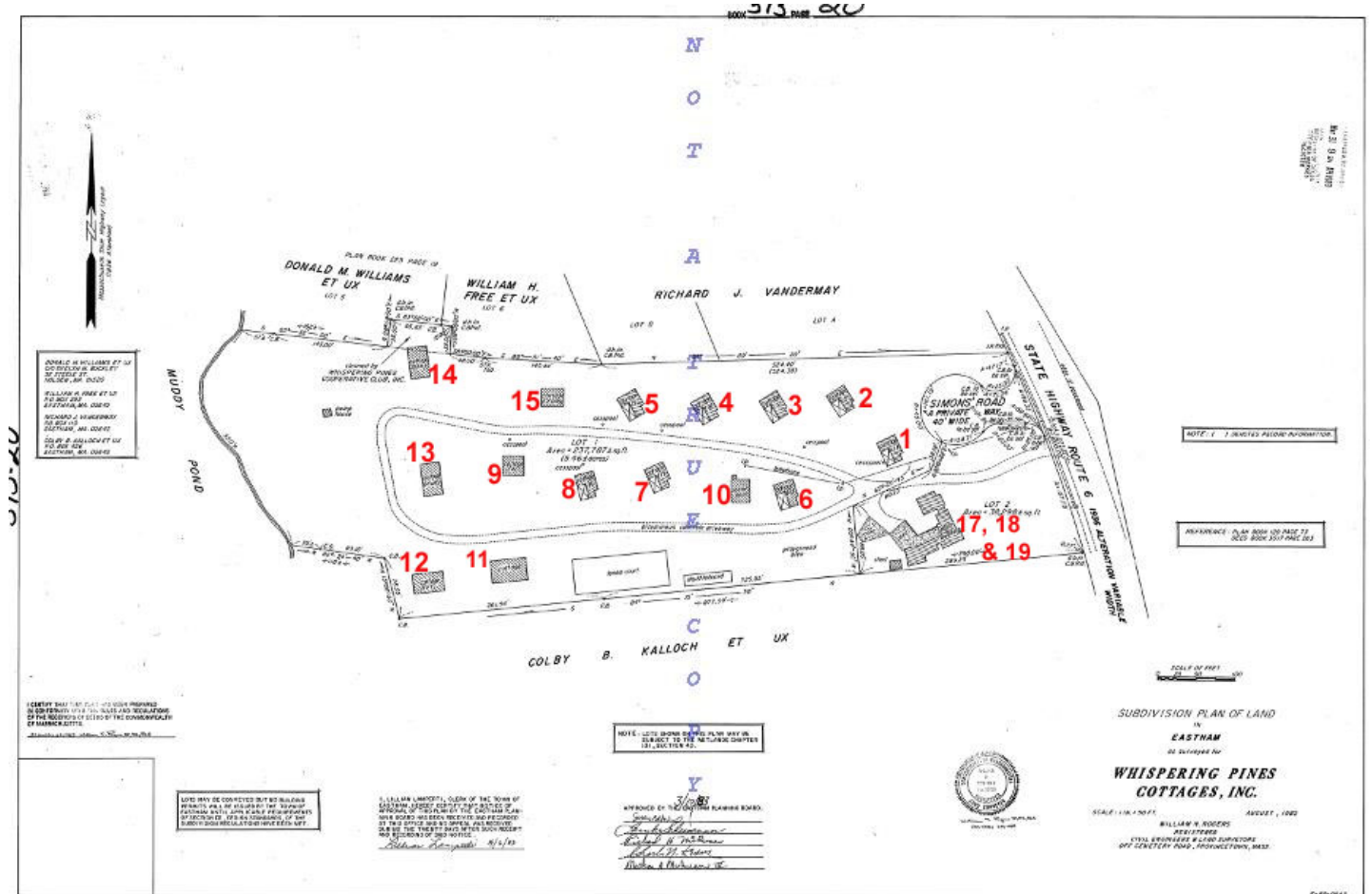
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

EASTHAM 2195-2225 STATE HIGHWAY

Area Letter Form Nos.

W EAS.690-705

SITE PLAN



The 1982 subdivision plan for Whispering Pines Cottages (BCP 373:20) shows all eighteen units, with unit numbers referred to in text and data sheet. The cottages built between 1954 and 1982 are the six on the west end of the complex; the plan gave four of them names (Oak, Cedar, Pine, and Ivy) not preserved or cited in deeds.

INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

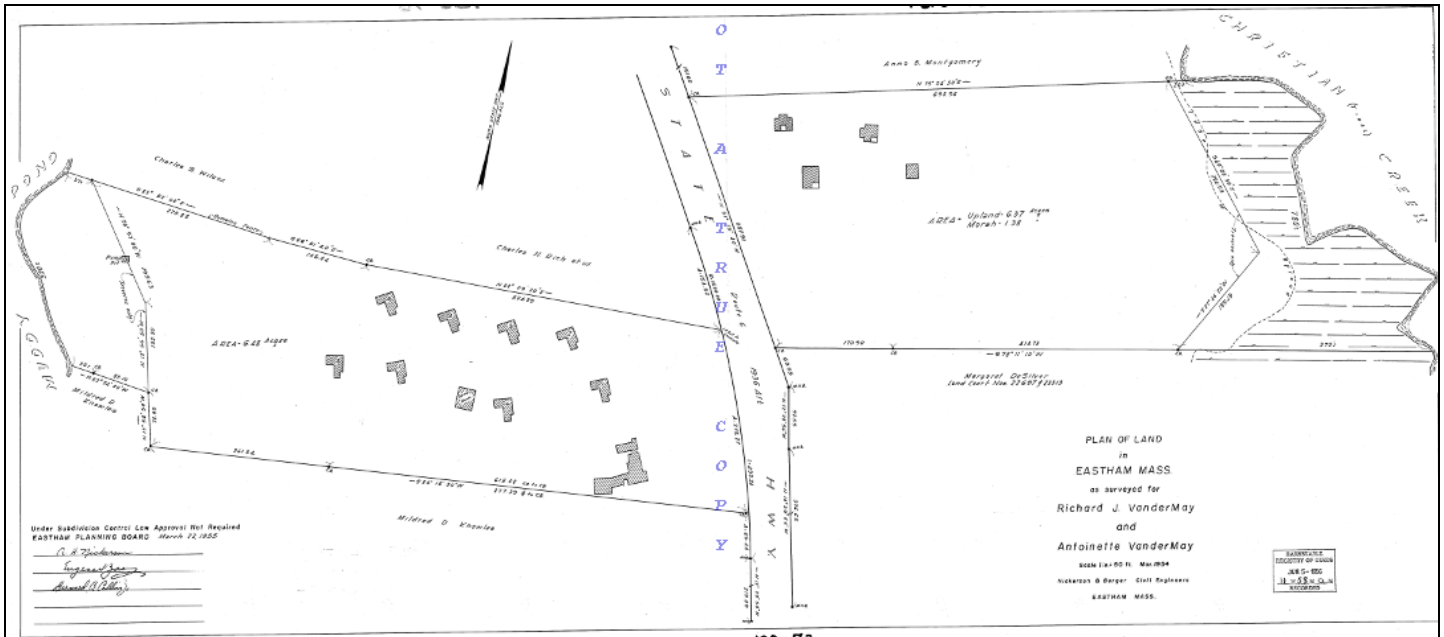
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

EASTHAM 2195-2225 STATE HIGHWAY

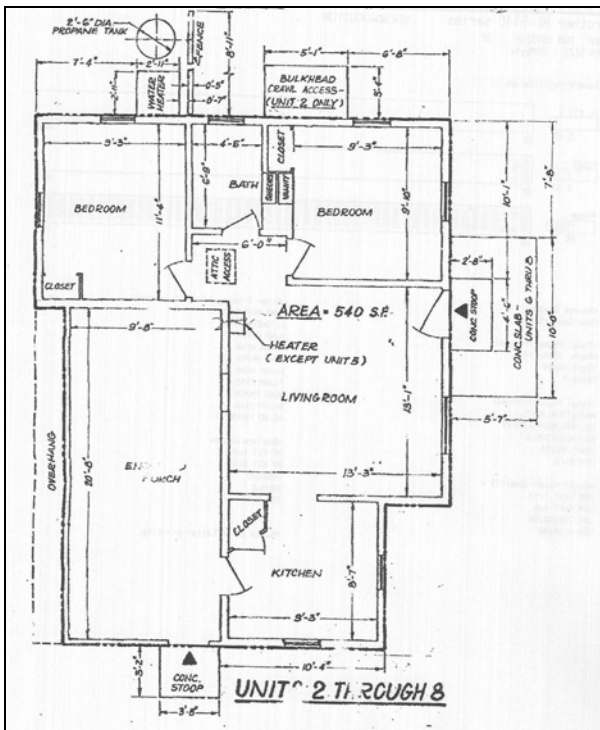
Area Letter Form Nos.

W EAS.690-705

SUPPLEMENTARY IMAGES



Above, the VanderMay plan of 1954 (BCP 128:73) shows the house and its garage, cottages 1-8, and the game room between cottages 6 and 7. These eight cottages are 2197, 2201, 2203, 2217, 2219, 2221, 2223, and 2225 State Highway; the house is 2195 State Highway.



This is the floor plan used for Units 2 through 8 (which generally replicates the Unit 1 floor plan as well.)

INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

EASTHAM 2195-2225 STATE HIGHWAY

Area Letter Form Nos.

W

EAS.690-705

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



Aerial view of Whispering Pines from east (photo courtesy of Bing Maps online). Sign for complex along State Highway.



EAS.690: View from northwest of 2195 State Highway, Units 17, 18 & 19.

INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

EASTHAM 2195-2225 STATE HIGHWAY

Area Letter Form Nos.

W	EAS.690-705
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EAS.691: 2197 State Highway (Unit 6), view from east, left, and view from southwest, right.



EAS.692: 2199 State Highway (Unit 10), view from SE.



EAS.693: 2201 State Highway (Unit 7), view from NE.



EAS. 694: 2203 State Highway (Unit 8), view from SE.



EAS.695: 2205 State Highway (Unit 9), view from NW.

INVENTORY FORM A CONTINUATION SHEET

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EASTHAM 2195-2225 STATE HIGHWAY

Area Letter Form Nos.

W	EAS.690-705
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EAS.696: 2207 State Highway (Unit 11), view from NW.



EAS.697: 2209 State Highway (Unit 12), view from NW.



EAS.698: 2211 State Highway (Unit 13), view from NW.



EAS.699: 2213 State Highway (Unit 14), view from SW.



EAS.700: 2215 State Highway (Unit 15), view from SE.



EAS.701: 2217 State Highway (Unit 5) view from SE.

INVENTORY FORM A CONTINUATION SHEET

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EASTHAM 2195-2225 STATE HIGHWAY

Area Letter Form Nos.

W	EAS.690-705
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EAS.702: 2219 State Highway (Unit 4), view from south.



EAS.703: 2221 State highway (Unit 3), view from SW.



EAS.704: 2223 State Highway, Unit 2, view from south.



EAS.705: 225 State Highway, Unit 1, view from south.



Common picnic area at Muddy Pond.



Early tennis court.



Later swimming pool.



Play equipment.